

*tavistockbow*

**For Sale**



**People Make Places**



**John Adam Street, St. Martin's & Strand WC2**

2 Bedrooms | 744 sqft

**£1,250,000**





A bright two bedroom, two bathroom apartment featuring a lovely corner aspect within The Little Adelphi, a popular residential block located only moments from both the River Thames and Covent Garden. The building is served by 24hr concierge and the apartment benefits from a secure car parking space.

#### What you need to know

- Two Bedrooms
- Two Bathrooms
- First Floor
- 744 sqft
- Dual Aspect
- Portered Building
- Secure Underground Parking
- Close to Victoria Embankment Gardens
- Share of Freehold
- Service Charge: £10,010 per annum



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### Overview

This lovely first floor apartment offers 744 sq ft of well-proportioned accommodation, featuring two double bedrooms (one en-suite) and a bright open-plan primary living space with windows on two sides allowing plenty of natural light and views over the surrounding streets.

This highly prized building has been popular since it was first developed in the mid-1990's due to its quiet, secluded location nestled between the Strand and the river, but also only moments for the hustle & bustle of Covent Garden and with convenient access to the City of London.

The block is served by two passenger lifts and a 24 hour concierge, with this particular example benefitting from a secure car parking space under the building.

The beautiful and serene Embankment Gardens are literally moments away, along with the countless restaurants, boutiques, luxury retailers, coffee shops, bars, clubs of the wider West End,



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Excellent transport links from nearby Charing Cross and Embankment stations, as well as riverboat services to the City and Canary Wharf from nearby Embankment Pier.

The Little Adelphi is ideally positioned within London's vibrant West End, moments from the cultural landmarks of Covent Garden, the Strand, and the South Bank. This prestigious development offers residents a perfect balance between riverside tranquillity and the excitement of city living, with an abundance of theatres, galleries, restaurants, and boutique shops all within easy reach.

An important gateway between Westminster and the City of London, modern Strand has shaken off its reputation as a traffic congested artery to be avoided, now boasting a Soho House at 180 Strand, a number of luxury residential developments and a wonderful new public space at the eastern end where it meets Aldwych around St. Mary's Church opposite Kings College London. Home to some iconic locations such as The Savoy Hotel, Bush House, The Adelphi, Somerset House, and the wonderful open space of Victoria Embankment Gardens.



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# People Make Places

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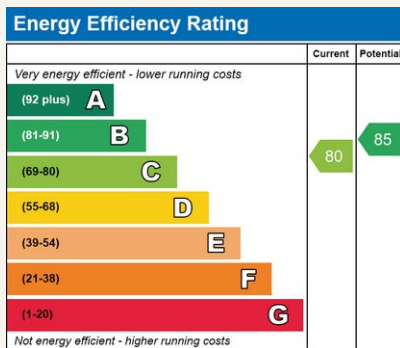
We work with both property owners and their occupiers, sharing the story of these vibrant neighbourhoods, conveying the unique soul & energy to future custodians, the people who'll keep them buzzing.

And unlike many real estate businesses we're not just about buildings, because streets & buildings don't make a neighbourhood.

We're about building relationships, because **people make places**.

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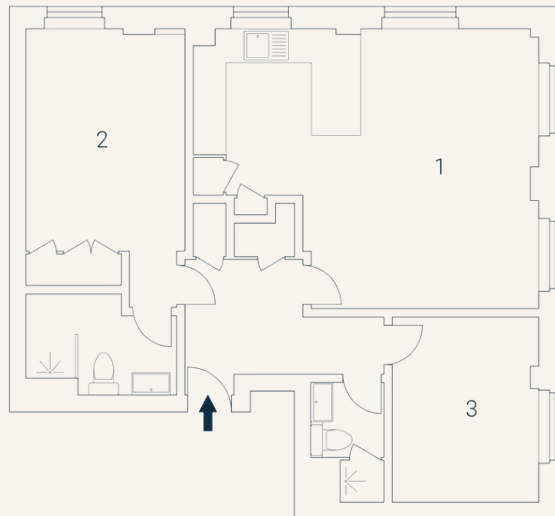


## Little Adelphi, WC2

Approximate Gross Internal Area 69.1 sqm / 744 sq ft

### First Floor

|                                                                  |                                                      |                                            |
|------------------------------------------------------------------|------------------------------------------------------|--------------------------------------------|
| 1 Living/<br>Dining/<br>Kitchen<br>6.30 x 4.98M<br>20'8" x 16'4" | 2 Principal<br>Bedroom<br>4.57 x 2.90M<br>15' x 9'6" | 3 Bedroom<br>3.30 x 2.67M<br>10'10" x 8'9" |
|------------------------------------------------------------------|------------------------------------------------------|--------------------------------------------|



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